

Addendum #2

**Questions Received as of July 24, 2014**

**Question #1 – see Addendum #1 at: <http://www.riversideca.gov/housing/rfp-opportunities.asp>**

2. At the bottom of Page 6 the RFP states that the project will require a General Plan Amendment (GPA) for 1733 Seventh Street and Zone Change for all properties. Will this entitlement work be the responsibility of the selected developer or is the GPA/Zone Change already in process?

The General Plan Amendment and Zone Changes have not yet been initiated, it will be the responsibility of the selected developer after the Development and Disposition Agreement has been executed. Costs, as this stage of the proposal process may be listed in development budget.

3. What is the anticipated timing to complete the GPA and Zone Change?

The GPA/Re-Zone will be considered at one time, together all other necessary entitlements (e.g. Design Review). Typical processing time is 6-months to 1 year depending upon the completeness of the application materials received by the Planning Department.

4. Is it possible for the owner of 1719 Seventh Street or any of the other adjacent property owners to block or delay the GPA and/or Zone Change process?

All entitlement applications are subject to the public hearing process as dictated by the Municipal Code. After taking public testimony and receiving recommendations from the City Planning Commission, the City Council will make the final decision regarding the approval of all entitlement applications for this project including the General Plan Amendment and Rezone.

It should be noted that Housing Authority Staff conducted significant community outreach and continues to conduct outreach in conjunction with the Chicago-Linden Strategic Plan which was adopted unanimously by the City Council and Housing Authority in March 2014.

The successful respondent will be able to demonstrate that they possesses experience in developing complex projects that require interaction with a broad range of interested parties from both the public and private sectors as well as significant community outreach.

5. Can you share with us some details of the communications you have had with the owner of 1719 Seventh Street? Specifically how much did the City offer and if there was a counter offer by the owner? This would help formulate any assumptions regarding a proposed Purchase & Sales price for the property as part of our response.

During the first quarter of 2014 City/Housing Authority staff had verbal conversations with the property owner of 1719 7th Street, no offers or counter offers were drafted or received.

If property is acquired by the Housing Authority, for a project, the Housing Authority:

- is limited to paying fair market value as determined by a current appraisal
- may be required to pay Uniform Relocation Act benefits/payments to the household selling the property

6. This is a complex RFP, is there a possibility that the Housing Authority will consider extending the due date?

Depending upon the number of requests received, the Housing Authority may consider extending the due date for this RFP. If your proposal will benefit from additional time, please e-mail [sherold@riversideca.gov](mailto:sherold@riversideca.gov) to request, along with the amount of time requested. Depending upon the number of requests received, the Housing Authority will make the final determination and post an addendum with the determination and notification of RFP due date – if changed.